

\$280,000 - 620 9 Street, Hines Creek

MLS® #A2255627

\$280,000

4 Bedroom, 3.00 Bathroom, 1,200 sqft
Residential on 0.17 Acres

NONE, Hines Creek, Alberta

Well-Maintained 4-Bedroom Bi-Level with 24 x 32 Shop & Private Yard Oasis

Welcome to this beautifully cared for 1,200 sq. ft. bi-level home offering 4 bedrooms, 3 bathrooms, and a functional layout perfect for families. Built in 1994 and thoughtfully maintained over the years, this home combines comfort, space, and exceptional outdoor living.



Main Floor Highlights:

- Bright, spacious kitchen with ample cabinetry
- Adjacent dining area with room for family gatherings
- Large living room with gleaming hardwood floors
- Primary bedroom with 3-piece ensuite
- Second bedroom plus an additional 4-piece bathroom
- Wide hallways and stairways for an open feel



Basement Features:

- Two generously sized bedrooms
- Full 4-piece bathroom
- Expansive open-concept family area – perfect for a games room, media space, or pool table
- Utility room with space for crafts or hobbies



Outdoor Living & Extras:

- Private backyard oasis with a massive composite deck and gas BBQ hookup
- Oversized 24' x 32' shop with paved driveway access
- Two storage sheds (10'x12' and 10'x20')
- Shingles replaced on house (2017) and shop (2020)
- New hot water tank (2019)

This property offers the perfect blend of indoor comfort and outdoor enjoyment, with the bonus of a versatile heated shop for work or play. A true must-see!

Built in 1994

Essential Information

MLS® #	A2255627
Price	\$280,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,200
Acres	0.17
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	620 9 Street
Subdivision	NONE
City	Hines Creek
County	Clear Hills County
Province	Alberta
Postal Code	T0H 2A0

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, On Street, Oversized, Parking Pad, Paved, Side By Side, Rear Drive
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	September 10th, 2025
Days on Market	7
Zoning	R

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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